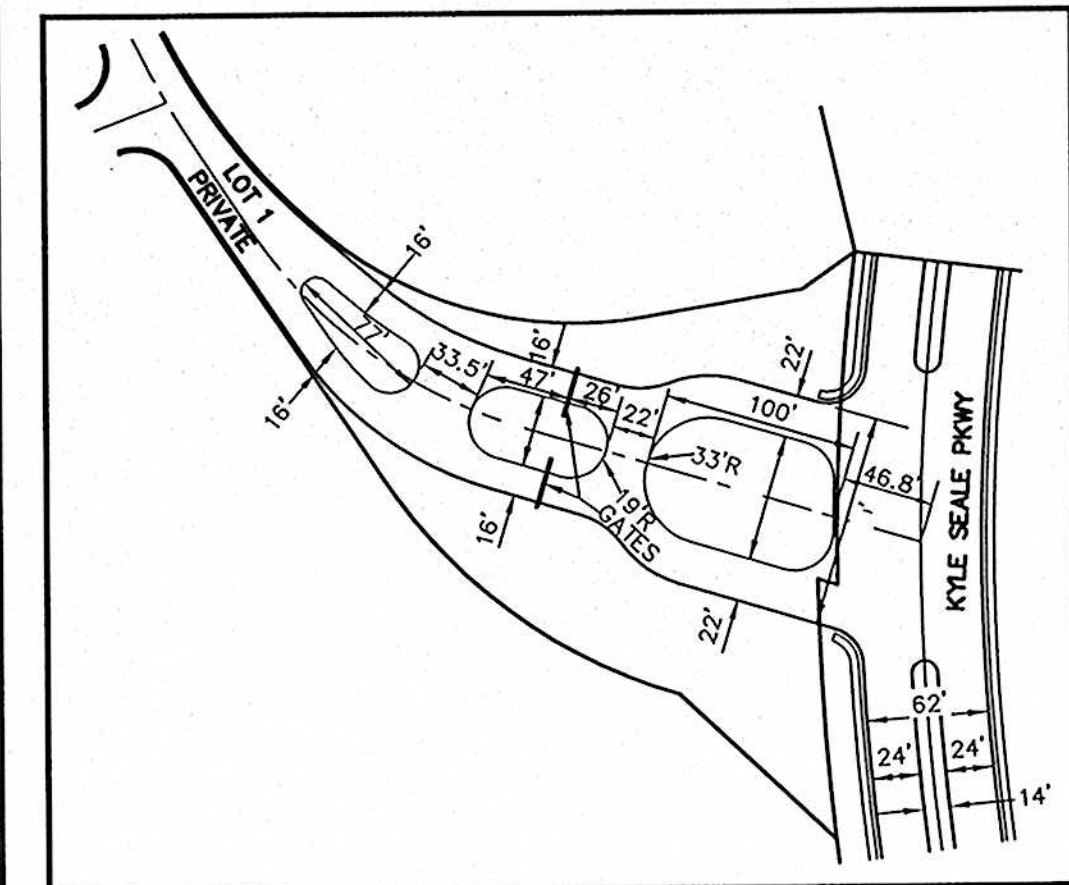
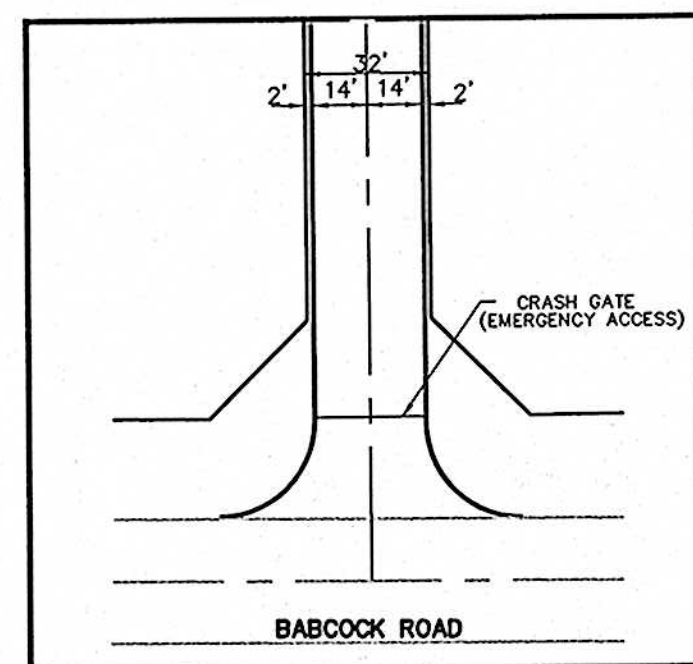
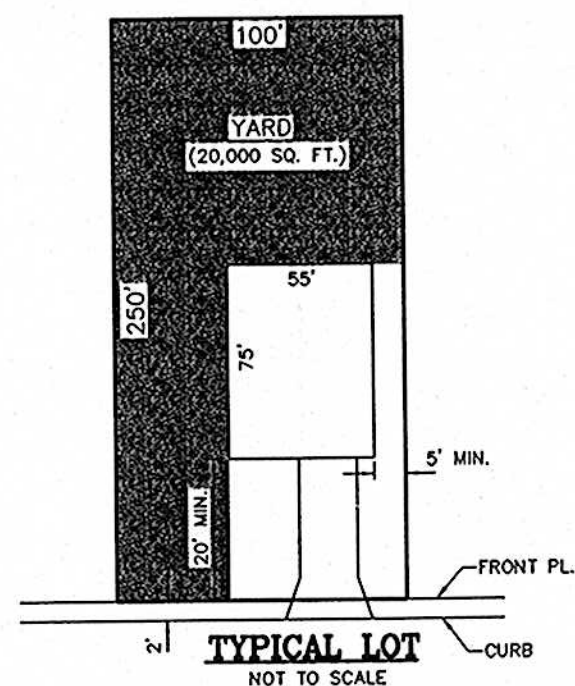


[illegible]

KYLE SEALE ENTRY DETAIL
NOT TO SCALE



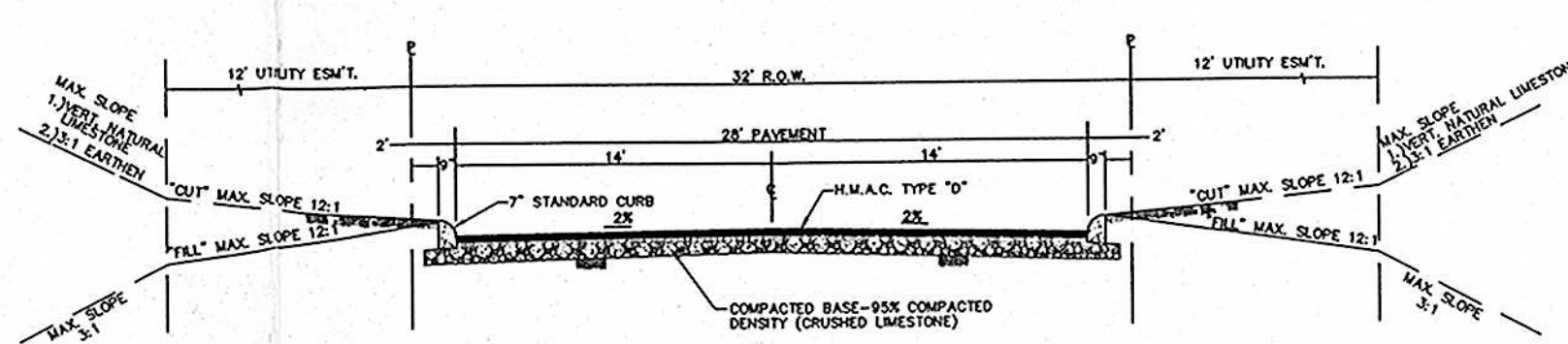
BABCOCK ENTRY DETAIL
NOT TO SCALE



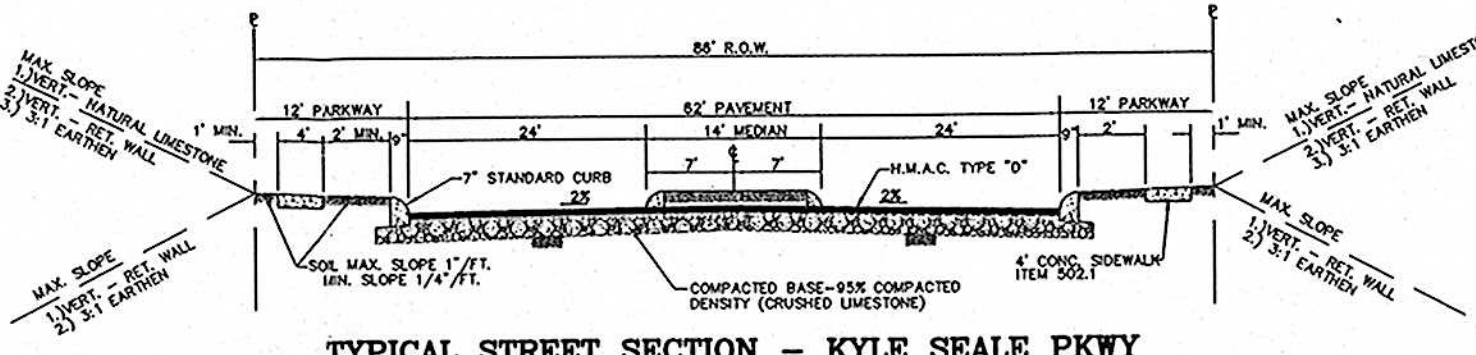
OPEN SPACE			
UNIT	ACTIVE	PASSIVE	TOTAL
1	1.81	25.14	27.25
2	—	14.19	14.19
3	—	4.08	4.88
TOTAL	1.81	44.51	46.32

FLOOR AREA SUMMARY	
FLOOR AREA PER LOT	4,125 SQ. FT.
FLOOR AREA PER UNIT (MULTI-FAMILY/COMMERCIAL)	800 SQ. FT.
TOTAL FLOOR AREA OF BUILDINGS	15.41 AC.
TOTAL AREA OF DEVELOPMENT	165.09 AC.
% OF FLOOR AREA COVERAGE	9.33%

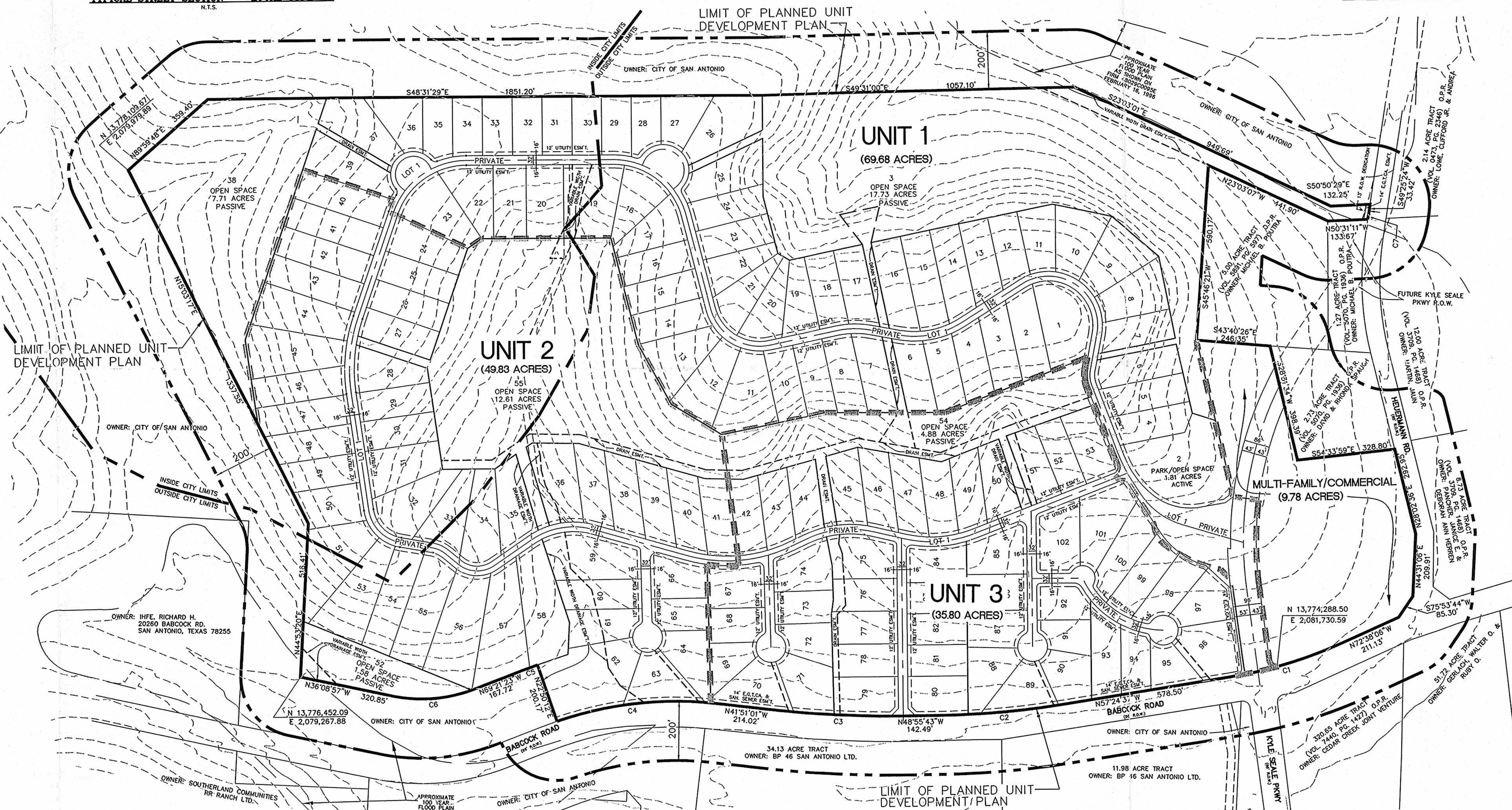
CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	1490.93'	15°16'15"	199.87'	397.37'
C2	2710.71'	08°26'11"	199.93'	399.14'
C3	3273.23'	07°00'04"	200.23'	399.96'
C4	1224.39'	25°15'36"	274.36'	539.79'
C5	1474.39'	02°15'22"	28.05'	56.09'
C6	492.40'	32°13'48"	142.26'	276.99'
C7	1397.71'	00°44'33"	9.06'	18.11'



TYPICAL STREET SECTION - LOCAL TYPE "A"
N.I.S.



TYPICAL STREET SECTION - KYLE SEALE PKWY
N.T.S.



1. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC ARTICLE 5, DIVISION 2.35-506 (N)
2. DUE TO LOW DENSITY OF OVERALL DEVELOPMENT, SIDEWALKS ARE NOT REQUIRED
3. DRIVEWAYS ARE PRIVATE LOTS A - 32' R.O.W. AND 28' PAVEMENT WIDTH (NO SIDEWALKS)
4. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83
5. SURFACE SURFACE ADJUSTMENT FACTOR IS 1.00018
6. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
8. LOT 1, 2 AND 3 ARE IN THE NORTHWEST 1/4.
9. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
10. LOT 1, 2 AND 3 WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. LOTS 3.38,52, BLOCK 1 AND LOTS 54,55, BLOCK 2 ARE TO BE DESIGNATED PARK/COMMON AREA OR SPACE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
12. LOTS 35,56,69,60,61,62,63,75,76,77,78 AND LOTS 19,35,36,50,51,54,55, BLOCK 2, WILL ALSO CONTAIN A VARIABLE WIDTH DRAINAGE EASEMENT.
13. ZONING: PD
14. USES = SINGLE FAMILY (DETACHED)
15. MAX. ALLOWED DENSITY = 5 DWELLING UNITS/ACRE
16. AVERAGE DWELLING UNIT = 5000 SQ. FT. (LIVING SPACE)
17. YARDS AND OPEN SPACE = APPROX. 70% OF TOTAL AREA
18. 20,000 SQ. FT. YARDS (TYPICAL)
19. TOTAL YARDS (TYPICAL) = 66,400 ACRES
20. TOTAL OPEN SPACE = 48.32 ACRES

OWNER
BABCOCK ROAD 165, LTD.
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

CHAIRPERSON 7/11/07 DATE

SECRETARY 7/11/07 DATE

[illegible]

**MOY
CIVIL
ENGINEERS**

TEL: (210) 688-5051
FAX: (210) 688-5095

12770 CUMARRON PATH, SUITE 100

BABCOCK ROAD 165
PLANNED UNIT DEVELOPMENT (PUD) PLAN

SHEET 1
OF 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Kerry Koehler, P.E.

DATE: 7/11/2007

Address: Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

FROM: Robert Lombrano, Planner II

COPIES TO: File

SUBJECT: # 06-032

Name: Babcock Road 165 PUD

The plat or plan referenced above was heard by the

☒ Planning Commission

☐ Director of Development
Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Robert Lombrano @ 207-5014

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is located near Friedrich Park, an area known to contain numerous archaeological sites and there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:
 1. 100 year Flood Plain Shown and Buffering (if applicable)
 2. Sensitive Recharge Features and Buffering (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
 4. A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
 5. The above mentioned project is partially within the city limits and a portion is outside the city limits, therefore the Aquifer Protection Ordinance #81491 sections 34-913 applies to the portion within the city limits and section 34-914 applies to the portion outside the city limits. Buffering may be required in both cases. Any existing abandoned or substandard wells on the site should be plugged per SAWS regulations and standards.

Contact Kirk Nixon for plugging procedures at 210-233-3523.

Parks and Recreation recommends approval with the following conditions: Babcock Road 165 is a proposed subdivision of 71 multi-family residential lots and 149 single-family lots. Per the "Consent Agreement" with the City of San Antonio and Cielo Vista Associates, Ltd. and/or its successors, the Parks Department cannot enforce the parkland

dedication requirements set forth by the Unified Development Code unless the agreed upon amount of not less than ± 200 acres within the project boundaries (originally 1032.1 acres) has been set aside by deed restriction, conservation easement, plat dedication, sale and/or donation to a governmental agency, non-profit organization or other entity whose purpose is to protect the environment. This development has set aside 46.32 acres of open space dedication.

If you have any further questions, please call David Clear at (210) 207-4091.

Bexar County states the following: Bexar County cites the following conditions will be provided by the developer prior to completion of the Babcock Road 165 Subdivision:

1. Dedicate and construct Kyle Seale Parkway as a secondary arterial type "A" four lane divided roadway, within the limits of this PUD.
2. Provide a minimum of 100-foot queue storage for the residential entrance from Kyle Seale.
3. A median opening on Kyle Seale Parkway will be allowed 480 feet east of Babcock for the residential access. However, if traffic demand for the westbound Kyle Seale Parkway creates queuing problems in the future due to the proximity of residential entrance to Babcock, the median opening may be closed.
4. The developer shall coordinate with Jim Brannan, P.E. (210-335-6711) at Bexar County for the extension of Kyle Seale Parkway due to a current Capital Improvement Project on Babcock Road .

It is understood that this PUD is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial or multi-family lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.